095.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,010,400 / 1,010,400
					USE VALUE:	1,010,400 / 1,010,400
					ASSESSED:	1,010,400 / 1,010,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
200		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEDISON ROXIE --ETAL
Owner 2:	HEDISON ANITA & MARION
Owner 3:	
Street 1:	PO BOX 1560
Street 2:	
Twn/City:	NEW LONDON
St/Prov:	NH Cntry: Own Occ: N
Postal:	03257 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .203 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Brick Veneer Exterior and 2470 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8834.000	529,600	1,300	479,500	1,010,400
Total Card	0.203	529,600	1,300	479,500	1,010,400
Total Parcel	0.203	529,600	1,300	479,500	1,010,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.07 /Parcel: 409.07

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 62620

GIS Ref

GIS Ref

Insp Date 11/09/18

!7836!

PREVIOUS ASSESSMENT

Parcel ID 095.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	529,600	1300	8,834.	479,500	1,010,400		Year end	12/23/2021
2021	101	FV	513,400	1300	8,834.	479,500	994,200		Year End Roll	12/10/2020
2020	101	FV	513,200	1300	8,834.	479,500	994,000	994,000	Year End Roll	12/18/2019
2019	101	FV	398,600	800	8,834.	479,500	878,900	878,900	Year End Roll	1/3/2019
2018	101	FV	398,600	800	8,834.	411,000	810,400	810,400	Year End Roll	12/20/2017
2017	101	FV	398,600	800	8,834.	383,600	783,000	783,000	Year End Roll	1/3/2017
2016	101	FV	398,600	800	8,834.	328,800	728,200	728,200	Year End	1/4/2016
2015	101	FV	388,800	800	8,834.	294,600	684,200	684,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:15:59

LAST REV

Date	Time
11/12/21	15:02:09
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7836

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12642-232		6/4/1974			No	No		Marion Juna Alma Hedison d.o.d. 1/30/2014 Bk

USER DEFINED

Prior Id # 1:	62620
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2021	USPS	JO	Jenny O
11/9/2018	MEAS&NOTICE	CC	Chris C
4/8/2009	Meas/Inspect	163	PATRIOT
11/15/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/15/1999	Measured	263	PATRIOT
7/29/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8834		Sq. Ft.	Site		0	70.	0.78	4									479,517						479,500	

Total AC/HA: 0.20280 | Total SF/SM: 8834 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 479,517 | Spl Credit | Total: 479,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07510114
Const Adj.:	1.01959801
Adj $ / SQ:	142.502
Other Features:	96500
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	767509
Depreciation:	237928
Depreciated Total:	529581

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

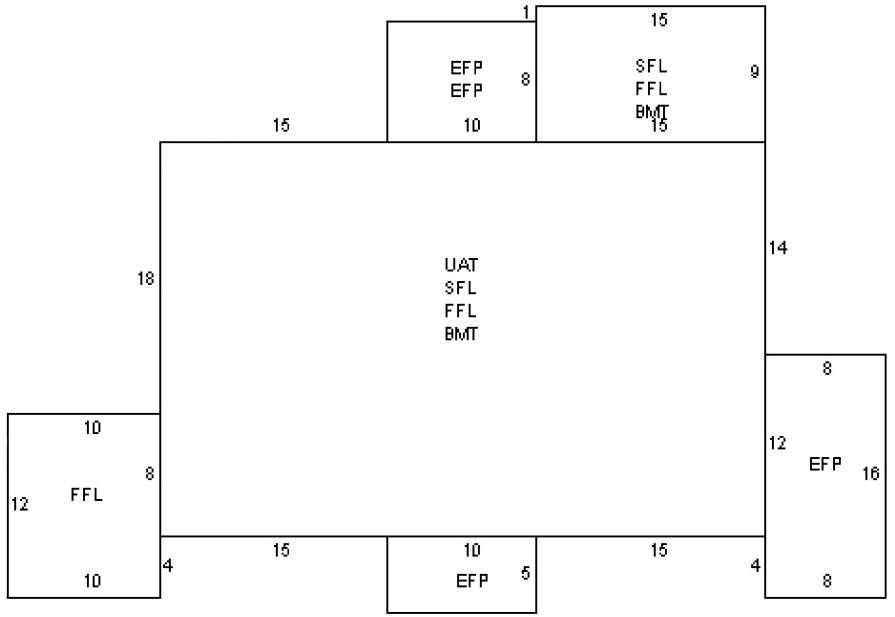
No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	208.05
Special Features:	0	Val/Su Net:	124.82
Final Total:	529600	Val/Su SzAd	214.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,295	142.500	184,540
BMT	Basement	1,175	42.750	50,232
SFL	Second Floor	1,175	142.500	167,440
EFP	Enclos Porch	338	35.970	12,158
UAT	Upper Attic	260	57.000	14,820

Net Sketched Area:	4,243			Total:	429,190
Size Ad	2470	Gross Area	5023	FinArea	2470

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	18X20	A	PR	1940	6.56	T	64	101			800			800
19	Patio	D	Y	1	15X15	A	AV	1970	3.92	T	39.2	101			500			500

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300